



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

November 8, 1991

Mr. & Mrs. Martin Collieran
1927 Mountain Avenue
Baltimore, MD 21234

RE: Item No. 207, Case No. 92-192-A
Petitioner: Martin Collieran, et ux
Petition for Residential Variance

Dear Mr. & Mrs. Collieran:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments submitted with the above referenced petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Zoning Plans Advisory Committee Comments
Date: November 8, 1991
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this
24th day of October, 1991.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Martin Collieran, et ux

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: November 4, 1991
Zoning Administration and
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Bertoldi Property, Item No. 172
Koss Property, Item No. 192
Pitts Property, Item No. 193
Weimer Property, Item No. 196
Frey Property, Item No. 197
Goodwin Property, Item No. 198
Pettit Property, Item No. 199
McQuain Property, Item No. 200
Osment Property, Item No. 201
Shapiro Property, Item No. 203
Chaney Property, Item No. 204
Collieran Property, Item No. 207
Fisher Property, Item No. 208
Wilson Property, Item No. 211

In reference to the petitioners' request, the staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/rdn

ITMS172/XTTROZ

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: November 20, 1991

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili

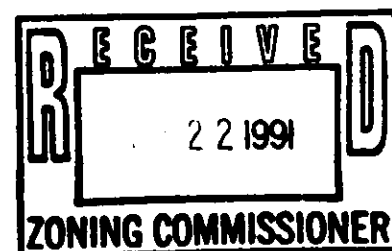
SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: November 5, 1991

This office has no comments for item numbers 201, 203, 204, 205, 206, 207, 208 and 211.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd



92-192-A 11/25
Baltimore County Government
Fire Department



700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(301) 887-4500

NOVEMBER 20, 1991

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: MARTIN COLLARAN

Location: #1927 MOUNTAIN AVENUE

Item No.: 207 Zoning Agenda: NOVEMBER 5, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Rahee J. Famili* Noted and Approved
Planning Group Special Inspection Division Fire Prevention Bureau

JP/REK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: November 13, 1991
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for November 5, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 201, 203, 204, 205, 206, 207, 208, and 209.

For Item 211, the lot dimensions shown on the plat do not agree with Plat Book 14, Folio 11.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

DEED - FEE SIMPLE - INDIVIDUAL GRANTEE - LONG FORM

92-192-A

This Deed, MADE THIS 13th day of May

in the year one thousand nine hundred and eighty-eight by and between

CHARLES EDMUND ARNOLD, Personal Representative of the Estate of Elizabeth Arnold, Party

MARTIN T. COLLARAN AND CONSTANCE E. COLLARAN, his wife, Parties

of the second part.

Witnesseth, That in consideration of the sum of NINETY FOUR THOUSAND AND NO/100THS DOLLARS (\$94,000.00), and other good and valuable considerations the receipt whereof is hereby acknowledged,

the said Party of the first part

do es grant and convey to the said Parties of the second part, as tenants by the entireties, their heirs and assigns, the survivor of them, and the survivor's heirs,

personal representatives/successors and assigns, in fee simple, all that lot of ground situate in Baltimore County, State of Maryland,

and described as follows, that is to say: BEGINNING FOR THE SAME on the Northeast side of Mountain Avenue as same is widened by 25 feet on the Northeast side thereof, by a Deed from Joseph C. Cook to County Commissioner of Baltimore County, dated September 25, 1951, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2049, folio 394, at division lines between Lots 1 and 2, as shown on Plat accompanying said Deed (said point of beginning being North 21 degrees 34 minutes East 25 feet from a point on the first line of land described in Deed from Henry E. Boyle and wife to Joseph C. Cook, dated July 26, 1951, and recorded among the aforesaid Land Records in Liber G.D.B. No. 1996, folio 377, at a point thereon 745 feet North 67 degrees 10 minutes West from the center of Setty Hill Road) and running thence East 105 feet, more or less, to the Southeast side of Hill Avenue as now widened by 25 feet on the Southeast side thereof, by said Deed from Joseph C. Cook to County Commissioner of Baltimore County, and running thence along said Hill Avenue as now widened South 78 degrees 16 minutes West 142 1/2 feet, more or less, thence by a curve toward the South with a radius of 13.08 feet, for a distance of 33.20 feet, (chord of said arc being South 5 degrees 33 minutes West 24.98 feet) thence binding on the Northeast side of Mountain Avenue, as now widened by aforesaid Deed, South 67 degrees 10 minutes East 115 feet to the place of beginning.

The improvements thereon being known as No. 1927 MOUNTAIN AVENUE. BEING the same lot of ground which by Deed dated January 28, 1964, and recorded among the Land Records of Baltimore County in Liber No. 4272, folio 537, was granted and conveyed by Dan Matheson, Inc. unto Milton Arnold and Elizabeth Arnold. The said Milton Arnold predeceased Elizabeth Arnold, thereby vesting title in the said Elizabeth Arnold absolutely. The said Elizabeth Arnold has since departed this world - see Estate No. 63633 - Charles Edmund Arnold was appointed Personal Representative of her Estate of February 29, 1988.

B B 011****150400* 31422

207

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1927 MOUNTAIN AVENUE see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: N/A

plat book # 522 folio 532 lots 1 positions 1

OWNER: Martin & Conner Collier

92-192-A

LOCATION INFORMATION

Councilmanic District: 6

Election District: 4

1"=200' scale map: NE 100

Zoning: DR 5.5

Lot size: 6038 square feet

SEWER: ☒ private ☐ public

WATER: ☒ private ☐ public

Chesapeake Bay Critical Area: ☐ No ☐ Yes

Prior Zoning Hearings: none

Zoning Office USE ONLY!

Reviewed by: LG ITEM #: 207 CASE#: 207

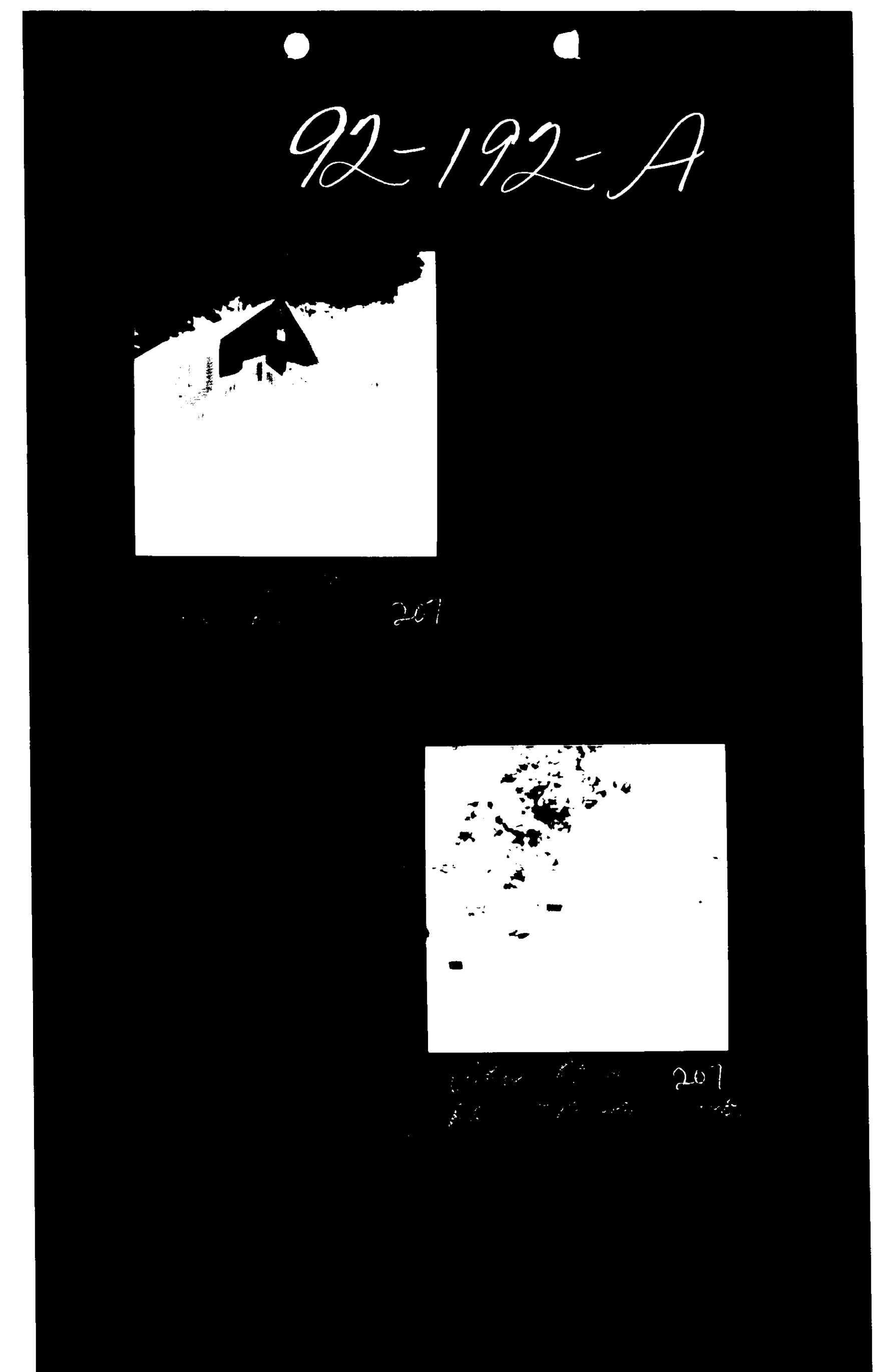
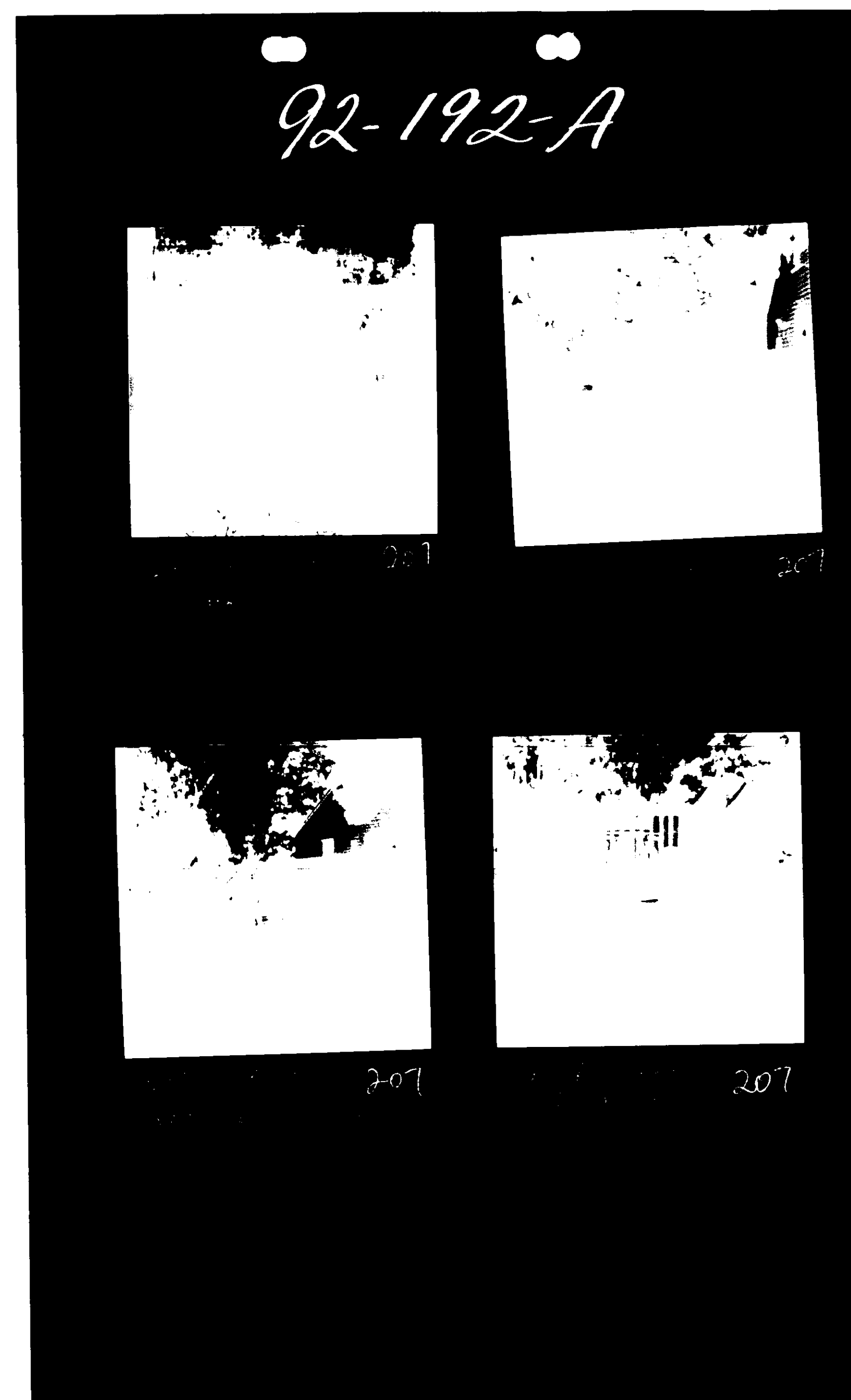
North

date: 10/23/91

prepared by: ML

Scale of Drawing: 1"=20'

6 D.B. 1996 7510377





92192-A

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

207

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

CARNEY

SHEET

N.E.
10-D

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